018.0	0007	0009.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,000,700	/	1,000,700
USE VALUE:	1,000,700	/	1,000,700
ASSESSED:	1,000,700	/	1,000,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
28		CHESWICK RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	HOWARD JACKSON
Owner 2:	MC DONNELL MARIE
Owner 3:	
Street 1:	28 CHESWICK RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	DA CAMPO JOSEPHINE M -
Owner 2:	-
Street 1:	28 CHESWICK RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 6,564 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1940, having primarily Vinyl Exterior and 2283 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6564.000	476,300		524,400	1,000,700
Total Card	0.151	476,300		524,400	1,000,700
Total Parcel	0.151	476,300		524,400	1,000,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 438.29 | /Parcel: 438.2

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	13247
GIS Ref	
GIS Ref	
Insp Date	08/02/17

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 018.0-0007-0009.0

!1572!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	476,400	0	6,564.	524,400	1,000,800	1,000,800	Year End Roll	12/18/2019
2019	101	FV	342,100	0	6,564.	678,600	1,020,700	1,020,700	Year End Roll	1/3/2019
2018	101	FV	342,100	0	6,564.	431,800	773,900	773,900	Year End Roll	12/20/2017
2017	101	FV	329,800	0	6,564.	394,800	724,600	724,600	Year End Roll	1/3/2017
2016	101	FV	329,800	0	6,564.	320,800	650,600	650,600	Year End	1/4/2016
2015	101	FV	292,400	0	6,564.	320,800	613,200	613,200	Year End Roll	12/11/2014
2014	101	FV	292,400	0	6,564.	292,400	584,800	584,800	Year End Roll	12/16/2013
2013	101	FV	292,400	0	6,564.	278,200	570,600	570,600		12/13/2012

PRINT

Date	Time
12/10/20	17:09:05

LAST REV

Date	Time
08/02/17	15:27:01
danam	
1572	

USER DEFINED

Prior Id # 1:	13247
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DA CAMPO JOSEPH	1355-118		6/26/2008	Change>Sale	625,000	No	No		
	707-104		1/1/1901	Family		No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/29/2016	1471	Addition	117,000	O				remove sunrm add2n
11/10/2016	1391	Alterati	3,000	O				
9/30/2014	1279	Redo Kit	62,250		9/30/2014			Remodel existing k
7/24/2012	914	Manual	1,242					REPLACE EXT SIDE D
9/24/2008	1181	Add Bath	15,462					

ACTIVITY INFORMATION

Date	Result	By	Name
8/2/2017	Meas/Inspect	DGM	D Mann
8/2/2017	Permit Visit	DGM	D Mann
5/6/2009	Meas/Inspect	372	PATRIOT
1/22/2000	Inspected	263	PATRIOT
10/6/1999	Mailer Sent		
10/6/1999	Measured	243	PATRIOT
8/24/1993		AJS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6564		Sq. Ft.	Site		0	85.	0.94	2									524,380						524,400	

Total AC/HA:	0.15069	Total SF/SM:	6564	Parcel LUC:	101	One Family	Prime NB Desc:	KEL/MANOR	Total:	524,380	Spl Credit		Total:	524,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	05 - Garrison		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:	k - Kelwyn Manor		

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1940	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G16	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1M - Drywall		
Sec Int Wall:	2 - Plaster	50	%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	2	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		10.8	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.20147061
Const Adj.:	0.98990101
Adj $ / SQ:	160.560
Other Features:	114000
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	533955
Depreciation:	57667
Depreciated Total:	476288

COMMENTS

SCUTTLE HOLE.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

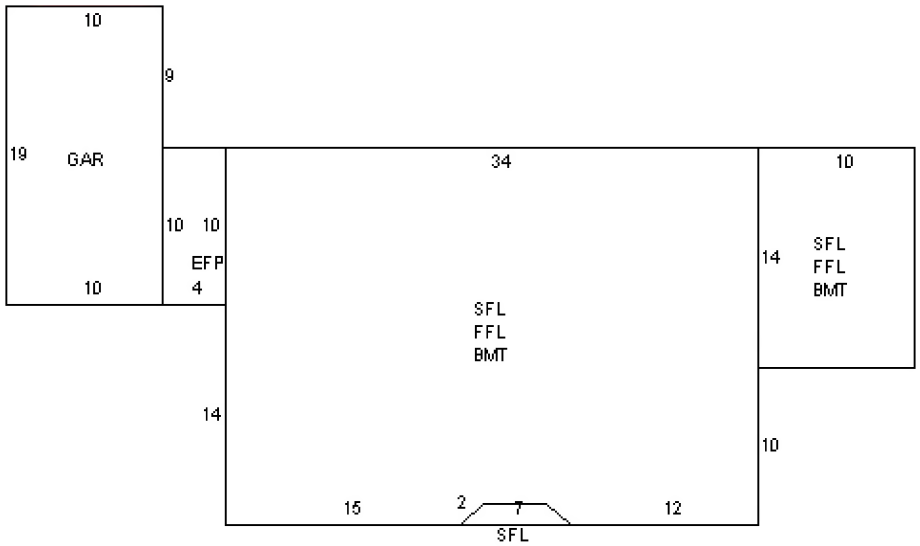
No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	176.62
Special Features:	0	Val/Su Net:	154.54
Final Total:	476300	Val/Su SzAd	250.16

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	956	160.560	153,496
BMT	Basement	948	60.690	57,536
FFL	First Floor	948	160.560	152,211
GAR	Garage	190	27.870	5,296
EFP	Enclos Porch	40	71.870	2,875

Net Sketched Area:	3,082	Total:	
Size Ad	1904	Gross Are	4202	FinArea	2283
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	40	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

018.0-0007-0009.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	